



2 Wentworth Close

Skegness

No Chain. A two bedroom bungalow situated in a very popular residential location to the north of Skegness town centre and just a short walk to the beach. The accommodation comprises Entrance Hall, Kitchen, Lounge, Conservatory, 2 Bedrooms and a Shower Room. There are gardens to the front and rear, drive and Garage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

HALLWAY

With access to roof space, built in cupboard housing the hot water cylinder.

KITCHEN

10' 8" x 8' 10" (3.26m x 2.69m)

Fitted with a modern range of shaker style base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, tall units housing a built in oven, gas hob with extractor hood above, space and plumbing for washing machine, breakfast bar with radiator below, pvc window to the front elevation.

LOUNGE

15' 8" x 10' 7" (4.77m x 3.22m)

With pvc window to the front elevation, radiator, fireplace surround with inset coal effect gas fire and back boiler.

BEDROOM 1

10' 3" x 10' 6" (3.13m x 3.19m)

With radiator, pvc window and pvc door to:-

CONSERVATORY

10' 10" x 7' 3" (3.30m x 2.20m)

Of pvc construction with pvc patio doors to the rear garden, opaque polycarbonate roof, radiator.

BEDROOM 2

10' 11" x 7' 0" (3.34m x 2.13m)

With pvc window and door to the rear elevation, radiator.



SHOWER ROOM

6' 4" x 5' 7" (1.92m x 1.69m)

With shower enclosure with electric shower and screen door, pedestal hand basin, W.C, part tiled and part wet wall panelling, tiled floor, opaque pvc window to the side elevation, radiator.

OUTSIDE

To the front is a lawned garden with shrub beds. There is a concrete drive with inner vehicle gates opening onto a Car Port and access to the:-

GARAGE

17' 8" x 9' 7" (5.38m x 2.92m)

With electric roller shutter door, light and power connected, side pvc door.

REAR GARDEN

The private rear enclosed garden is mainly gravelled for lower maintenance with paved paths and patio seating area.

TENURE

Freehold.

SERVICES

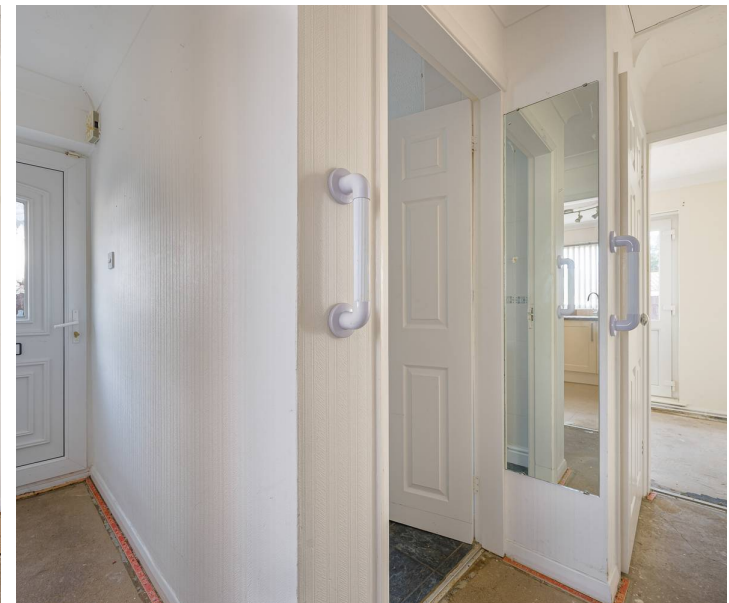
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fire with back boiler. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

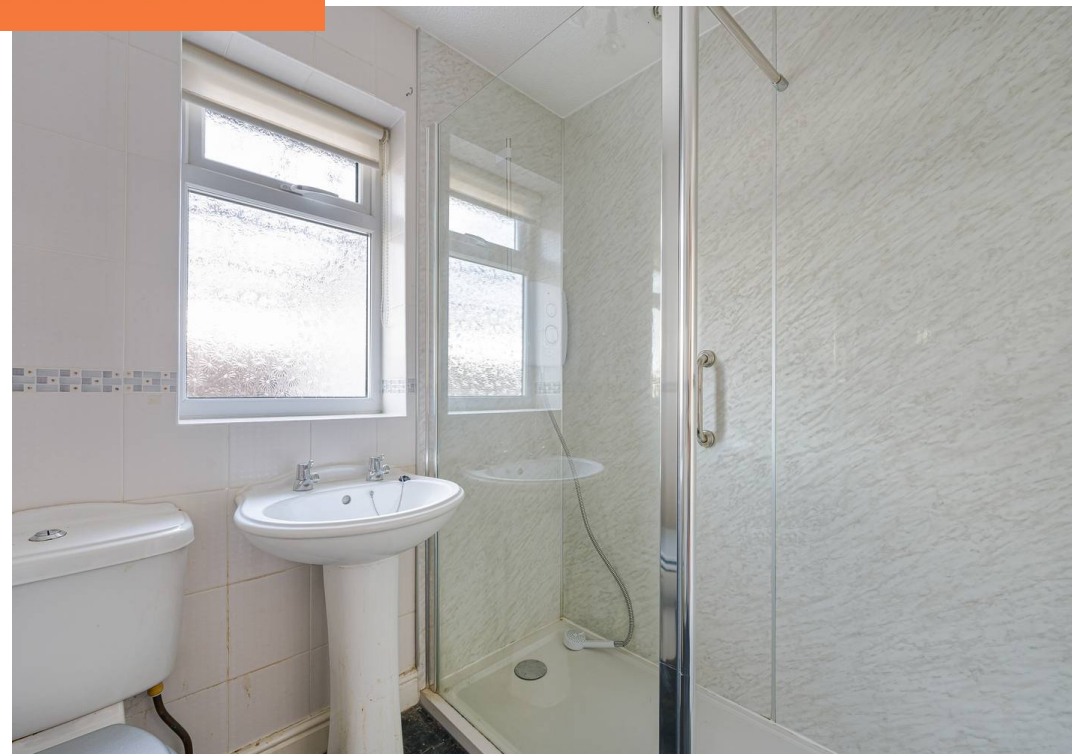
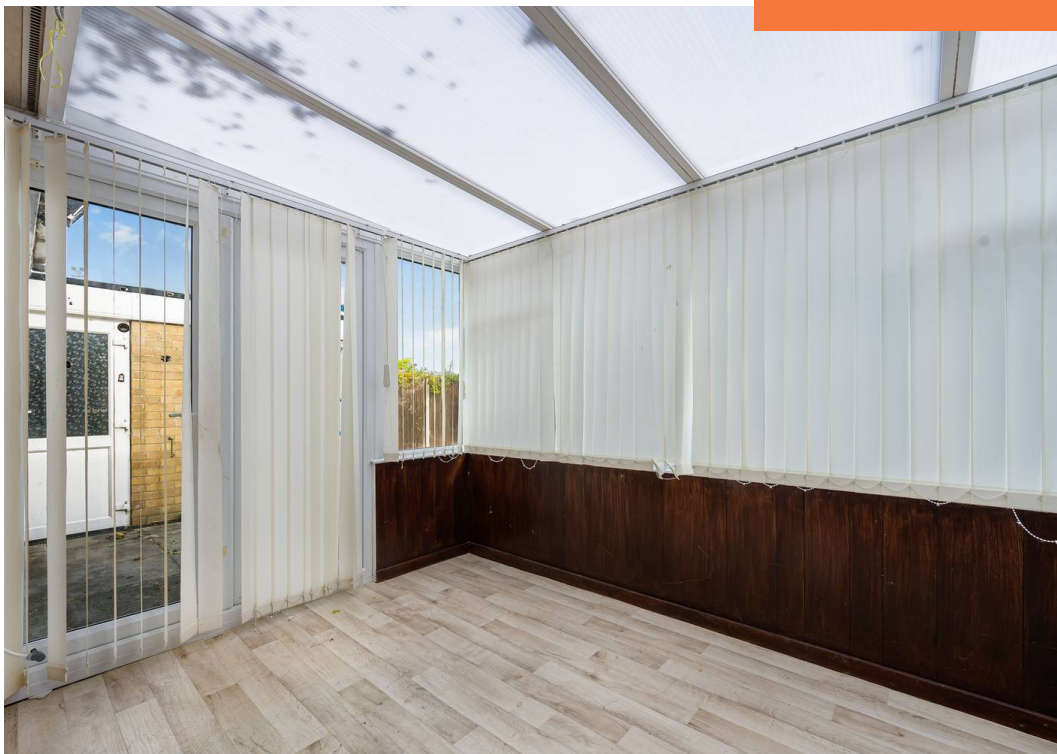
COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1,546.45





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AGENTS NOTES

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Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



Total area: approx. 59.6 sq. metres (642.0 sq. feet)

Newton Fallowell Estate Agents

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